

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, February 24, 2006, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of February 20, 2006**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

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**Agenda Items**

- 1. Dale Point Condominium Conversion; Tentative Map (TM) 5448RPL<sup>5</sup>, Valle de Oro Community Plan Area (Caldwell)**

This is a request for a Tentative Map for a one-lot condominium conversion. The Tentative Map proposes to convert 16 existing residential units into a 16-unit condominium complex. The 0.56-acre site is located in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (9) Residential (43 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RU29) Urban Residential Land Use Regulation (29 dwelling units per acre) and is located at 9859 Dale Avenue.

2. **Sandstone Condominium Conversion; Tentative Map (TM) 5397, Spring Valley Community Plan Area (Caldwell)**

This is a request for a Tentative Map for a one-lot condominium conversion. The Tentative Map proposes to convert 30 existing residential units into a 30-unit condominium complex. The subject property measures 1.07 acres in size and is in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (9) Residential (43 dwelling units per acre) Land Use Designation of the General Plan. The site is zoned (RU29) Urban Residential Use Regulation (29 dwelling units per acre) and is located at 9210 and 9220 Kenwood Drive.

3. **Centro Cristiano Church; Major Use Permit P02-002, North County Metro Community Plan Area (McCaffery)**

The project proposes a religious assembly use consisting of a 5,040 square foot sanctuary building, a 6,440 square-foot fellowship hall and Sunday school building, 72 parking spaces including 4 handicap spaces, 16 bicycle slots, and assorted landscape improvements on a 3.95-acre lot. The single-story sanctuary building will include an assembly area, office, infant/toddler room, restroom facilities, and a main meeting room with a stage. The building will measure 26.5 feet tall with a 46-foot tall steeple. The fellowship hall and Sunday school building will be two-stories tall, and will include an open assembly area with portable room dividers for three classrooms, a kitchen, restrooms, and will measure 27-feet tall to the top of the roof. All parcels will be on septic. The subject property has a General Plan designation of (1) Residential and Zoning Use Regulation of Rural Residential (RR1) and is located at the northwest corner of Calavo Drive and Deodar Road.

4. **Carriage Hill Planned Residential Development; Tentative Map TM 5355RPL<sup>3</sup>, Major Use Permit P04-002, Administrative Permit AD 04-059, Rezone R04-021, Sweetwater Community Plan Area (Gowens)**

The project consists of a major subdivision of 10.17 acres into 19 single-family residential lots, 1 usable open space lot, and a private street lot. Proposed lot sizes range from 0.25 to 0.56 acres for all residential lots except for a proposed 2.7-acre lot to retain the historic Ulysses S. Grant Jr. residence, to which a detached caretaker's quarters is proposed by Administrative Permit as an accessory living unit. A Zone Reclassification is proposed to apply an "H" Historic Landmark Special Area Regulation to the Grant house lot in order to require Site Plan review of any proposed structural changes. A concurrent Major Use Permit establishes a Planned Residential Development with structural setbacks to include a Victorian garden and pool as recreational open space in exchange for clustered residential density. The subject property is zoned RR Rural Residential Use Regulations and is designated (3) Residential by the Sweetwater Community Plan. The project is located at 5771 Sweetwater Road in Bonita.

5. **Olivenhain Municipal Water District Pipeline Easement; Zone Reclassification R06-001, San Dieguito Community Plan Area (Muto)**

The Olivenhain Municipal Water District Pipeline Easement project consists of a Rezone that would change the Use Regulation of one parcel within the Rancho Cielo Specific Plan from RR1 to S88. The Rezone will ensure that only community recreation uses consistent with the Specific Plan will be permitted on this parcel. This is a technical correction to provide consistency between the Specific Plan and zoning. The Specific Plan requires Site Plan approval for a passive park and a Major Use Permit for an active park, however, no park development is proposed at this time. The project is located west of Via Ambiente and south of Paseo Esplanada.

6. **Anderson; Tentative Map (TM) 5278, San Dieguito Community Plan Area (Stevenson)**

The proposed project is a major subdivision to create 6 parcels on an 18.98-acre parcel in the San Dieguito Community Planning area. Access to each lot would be provided by a private road connecting to Aguilera Lane. The project would be served by on-site septic systems and imported water from the Olivenhain Municipal Water District. Earthwork would consist of cut and fill of 4,750 cubic yards of material. The proposed use of the lots would be residential. There are two mobile homes, an agricultural warehouse, and a greenhouse on-site, all of which are proposed to remain. The project is located at Aguilera and Elfin Forest Road.

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**Administrative Items**

**E. Director's Report.**

➤ **2006 Privately-Initiated GPA Schedule**

**F. Report on actions of Planning Commission's Subcommittees.**

**G. Designation of member to represent Commission at Board of Supervisors.**

**H. Discussion of correspondence received by Planning Commission.**

**Department Report****I. Scheduled Meetings.**

March 10, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 24, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 7, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 21, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 5, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 19, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 2, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 16, 2006	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
June 30, 2006	<u>Planning Commission Workshop; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at "[www.co.san-diego.ca.us](http://www.co.san-diego.ca.us)". Visit the Department of Planning and Land Use web page at "[www.sdcdplu.org](http://www.sdcdplu.org)".

**Adjournment**

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,  
Reclamation Plans, Coastal Use Permit Cases,  
Site Plans required by Specific Plans, Plan  
Amendment Authorizations-----

Within 10 calendar days after Planning  
Commission action

Specific Plans, Specific Plan  
Amendments, Road Matters, Rezones,  
Agricultural Preserves, Plan Implementation  
Hearings, General Plan Amendment  
Hearings-----

No appeal necessary since staff will  
automatically transmit case to Board of  
Supervisors.

Administrative Appeals, Variances,  
Minor Use Permits-----

No appeal possible to Board of  
Supervisors; Planning Commission action  
is final.